

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Industrial Use Zone to Residential Use Zone in Sy.Nos. 586(P) & 590(P) of Bhongiri (V) & (M), Nalgonda District to an extent of 18,896 Sq.mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 527**

**Dated: 01.12.2010.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 05/MP1/Plg./H/ 2009, Dated: 13.10.2009 and dated: 09.03.2010.
2. Government Memo No. 17060/I1/2009, Municipal Administration & Urban Development Department, Dated: 22.04.2010.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 05/MP1/P/H/ 2008, Dated: 28.10.2010.

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**ORDER:**

Whereas Government in the 2<sup>nd</sup> read above have issued the draft variation to the site in Sy.Nos. 590, 589, 588, 587 & 586(P) of Bhongiri (V) & (M), Nalgonda District to an extent of 59,363.10 Sq.mtrs or Ac. 14.66 gts from Industrial Use Zone to Residential Use Zone in the notified Master Plan / Zonal Development Plan for Non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008). The same was published in the extraordinary issue of Andhra Pradesh Gazette No. 196, Part-I, dated: 29.04.2010. No objections or suggestions have been received from the public within the stipulated period.

Whereas Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the letter 3<sup>rd</sup> read above has informed that, the applicant has remitted the amount of Rs. 9,44,800/- (Rupees Nine lakhs Forty four thousands and Eight hundred only) towards the development charges for their exact extent of land owned by them i.e., 18,896 Sq.Mtrs. Hence, the M.C., HMDA has requested the Government to issue the orders modifying the conversion of change of land use to an extent of 18,896/- Sq.Mtrs while confirming the draft variation.

Government have examined the request of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and confirmed the Change of land use to an extent of 18,896/- Sq.Mtrs only.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 02.12.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,**  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

**To**

The Commissioner of Printing, Stationery & Stores Purchase,  
Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development  
Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Ranga Reddy, Hyderabad.

The District Collector, Nalgonda district.

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// FORWARDED :: BY ORDER //

**SECTION OFFICER**

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APPENDIX  
**NOTIFICATION**

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the notified Master Plan for Bhongiri Town out line Development Plan (Bhongiri Municipality), which is a part in the draft variation having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.196, Part-I, dated 29.04.2010 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.Nos. 586(P) & 590(P) of Bhongiri (V) & (M), Nalgonda district to an extent of 18,896 Sq.Mtrs which is presently earmarked for Industrial Use Zone in the notified Master Plan for Bhongiri Town out line Development Plan (Bhongiri Municipality) issued vide G.O.Ms.No. 242, MA, dated: 11.05.1989 is designated as Residential Use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall maintain a buffer towards Northern, Western and Eastern sides i.e., on all sides except on abutting road side.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Extent 100' wide B.T. road.  
**SOUTH:** Sy.Nos. 585, 502 & 501 and Agriculture Bunds.  
**EAST :** Sy.Nos. 590(P) and 586(P) and Residential Developments.  
**WEST :** Sy.Nos. 591 & 584 and Vacant Lands.

**T.S. APPA RAO,**  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

**SECTION OFFICER**